065.0	0002	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,800 /	733,800
					USE VALUE:	733,800 /	733,800
					ASSESSED:	733,800 /	733,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMON PAUL J
Owner 2:	
Owner 3:	
Street 1:	18 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,935 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Stucco Exterior and 1340 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7935.000	273,200		460,600	733,800
Total Card	0.182	273,200		460,600	733,800
Total Parcel	0.182	273,200		460,600	733,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.61 | /Parcel: 547.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41546
GIS Ref	
GIS Ref	
Insp Date	10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,200	0	7,935.	460,600	733,800	733,800	Year End Roll	12/18/2019
2019	101	FV	219,800	0	7,935.	427,700	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	219,800	0	7,935.	427,700	647,500	647,500	Year End Roll	12/20/2017
2017	101	FV	219,800	0	7,935.	375,100	594,900	594,900	Year End Roll	1/3/2017
2016	101	FV	219,800	0	7,935.	342,200	562,000	562,000	Year End	1/4/2016
2015	101	FV	206,100	0	7,935.	302,700	508,800	508,800	Year End Roll	12/11/2014
2014	101	FV	206,100	0	7,935.	286,300	492,400	492,400	Year End Roll	12/16/2013
2013	101	FV	206,100	0	7,935.	272,400	478,500	478,500		12/13/2012

!5591!

PRINT

Date	Time
12/10/20	20:27:28

LAST REV

Date	Time
01/23/19	14:55:14
apro	
5591	

USER DEFINED

Prior Id # 1:	41546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIRONI JULIA	25657-40		9/15/1995		211,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1474	Re-Roof	8,800					
12/15/2009	1255	Wood-Sto	3,500					
6/6/2002	421	New Wind	6,500	C				4 NEW WINDOWS
8/20/2001	578	Redo Kit	45,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	345	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/8/1999	Measured	256	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7935		Sq. Ft.	Site		0	70.	0.83	12									460,635						460,600	

Total AC/HA:	0.18216	Total SF/SM:	7935	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	460,635	Spl Credit		Total:	460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24754143
Const Adj.:	0.99731660
Adj $ / SQ:	130.640
Other Features:	73336
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335597
Depreciation:	62421
Depreciated Total:	273176

COMMENTS

OF=TOILET & SINK IN BMT. LEDGE IN 30% OF BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

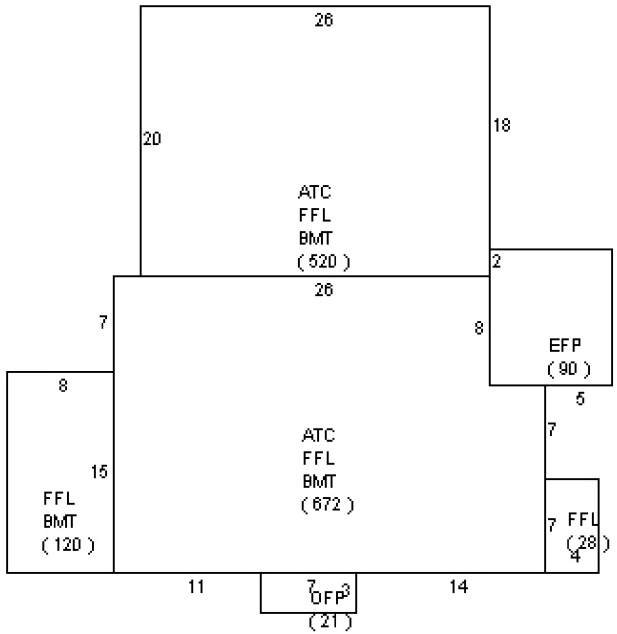
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	130.64
Special Features:	0	Val/Su Net:	98.03
Final Total:	273200	Val/Su SzAd	155.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,340	130.640	175,058
BMT	Basement	918	39.190	35,994
ATC	Attic	417	108.170	45,129
EFP	Enclos Porch	90	57.320	5,159
OFP	Open Porch	21	43.880	922

Net Sketched Area:	2,787	Total:	262,262
Size Ad	1757.2	Gross Are	3955	FinArea	1340
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	43		
BMT	70				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

065.0-0002-0013.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	